GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
- DRAWINGS FOR THE PURPOSES OF DA ONLY - FURTHER CONSULTANT/ AUTHORITY COORDINATION WILL BE REQUIRED AT CC STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS
- ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH CONSULTANT'S DRAWINGS, SPECIFICATIONS & REPORTS
- COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY PBD ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
- AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY- FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

LEGEND:

AW	AWNING
HW	HIGHLIGHT WINDOW
CU	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
MV	MECHANICAL RISER TO FUTURE DETAIL
GC	GARBAGE CHUTE
MB	MAILBOX TO FUTURE DETAIL
PB	PLANTERBOX
R	240L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
WT	HOT WATER UNITS

5.9 Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au

Certificate no.:	0004928190
Assessor Name:	Martin Pinson
Accreditation no.:	VIC/BDAV/19/1921
Certificate date:	15 Jun 2020
Dwelling Address:	40-76 WILLIAM STREET LEICHHARDT, NSW 2040

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THERMAL COMFORT SPECIFICATIONS - new buildings		THERMAL COMFORT SPECIFICATIONS - heritage buildings	
External Walls 1	FC or Steel cladding (+R2.5 added) incl. breezeways	External Walls 1	Double brick + (furring channel + R2.5 added insulation)
External Walls 2	Concrete walls (+ 2.5 added inside) for end walls	External Walls 2	FC walls + R2.5 added insulation) small walls onto balcs.
External Walls 3	Brick veneer (+R2.5 added) if same level as heritage	External Walls 3	Other walls for new upper levels (see "new building")
Internal Walls 1	Plasterboard on studs	Internal Walls 1	Plasterboard on studs
Walls next to neighbour	Hebel and plasterboard	Walls next to neighbour	Hebel and plasterboard
Walls next to encl. corridor	Hebel and plasterboard	Walls next to encl. corridor	Hebel and plasterboard
External Floors 1	Slab on ground or slab above car park + R2	External Floors 1	Slab on timber subfloor or slab above car park (both +R2)
External Floors 2	Small cantilevered slab (no insul.)	External Floors 2	R2 under B103 slab (other small cantilevers - no insul.)
Floor Finishes	Carpet - beds, tiles - wet areas, timber - other	Floor Finishes	Carpet - beds, tiles - wet areas, timber - other
Roofs	Light Colour - Concrete roof or Metal roof Saw-tooth	Roofs	Light Colour - Concrete roofs
Ext. Ceilings	Plasterboard + R3.5 - flat including under saw tooth	Ext. Ceilings	Plasterboard + R3.5
Int. Ceilings	Plasterboard and concrete floor above	Int. Ceilings	Timber soffit and concrete floor (PB soffit new levels)
Skylights	None	Skylights	None
Doors	Hollow-core internal/solid-core external	Doors	Hollow-core internal/solid-core external
Exhaust Fans	Dampers minimise infiltration (when fans are off)	Exhaust Fans	Dampers minimise infiltration (when fans are off)
Weather Stripping	Yes - all external doors and windows	Weather Stripping	Yes - all external doors and windows
Window Shading	Level 4 Building A - 300 sunhoods added to living/dining	Window openings	Openings as shown
Downlights affecting insulation	LED downlights (i.e. small or no holes in insulation)	Downlights affecting insulation	LED downlights (i.e. small or no holes in insulation)
1. Windows/glazed doors (all except below)	Aluminium frames and single glazed, clear	1. Windows/glazed doors (all except below)	Aluminium frames and single glazed, clear
Windows - U-value	≤ 6.7	Windows - U-value	≤ 6.7
Windows - SHGC	0.57 ±5% awning/bifold, 0.70 ±5% fixed/sliders	Windows - SHGC	0.57 ±5% awning/bifold, 0.70 ±5% fixed/sliders
2. Windows/glazed doors (TBC)	Aluminium frames and double-glazed clear	2. Windows/glazed doors (TBC)	Aluminium frames and double-glazed clear
Windows - U-value	≤ 3.1	Windows - U-value	≤ 3.1
Windows - SHGC	0.39 ±5% awning/bifold, 0.49 ±5% fixed/sliders	Windows - SHGC	0.39 ±5% awning/bifold, 0.49 ±5% fixed/sliders
Note:sawtooth roof has flat ceilings underneath		Note: windows into the lightwell in Building A are all 1500 high and awning windows	
Note: highlight windows in central Building C are 700 tall (high level) and slide 50% open		Note: open lobbies for some heritage lobbies (e.g. ground lobby corner building)	
Note: north windows facing heritage building are 1900 high, behind privacy screens		Note: open corridors for some heritage corridors (e.g. central corridor L1-4 facing north)	

ISSUE	DATE	DESCRIPTION
P6	01.06.2020	FINAL COORDINATION
P5	22.05.2020	FINAL COORDINATION
P4	08.05.2020	PRELIMINARY FOR COORDINATION
P3	01.05.2020	PRELIMINARY FOR COORDINATION
P2	10.04.2020	PRELIMINARY FOR COORDINATION
P1	20.03.2020	EXISTING BUILDING OVERLAY

CLIENT:
ANPRISA PTY LTD

No. 580 Parramatta Road Petersham NSW 2049
P. (02) 9571 9999 F. (02) 9571 9900 E. info@coerose.com.au

ARCHITECT:
PBD | ARCHITECTS
ABN 36 147 035 550
P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au
Level 2, 52 Albion Street, Surry Hills NSW 2010

PROJECT:
ADAPTIVE RE-USE RESIDENTIAL
40-76 WILLIAM STREET
LEICHHARDT NSW 2040

DATE (OCTOBER 2019)

DRAWING TITLE:
GROUND FLOOR

SCALE:	DRAWING NO:	ISSUE:
1:200@A1 / 1:400@A3	DA100	P6

PROJECT NO:
1939

GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
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LEGEND:

AW	AWNING
HW	HIGHLIGHT WINDOW
CU	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
MV	MECHANICAL RISER TO FUTURE DETAIL
GC	GARBAGE CHUTE
MB	MAILBOX TO FUTURE DETAIL
PB	PLANTERBOX
R	240L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
WT	HOT WATER UNITS

5.9
Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au

Certificate no.: 0004928190
Assessor Name: Martin Pinson
Accreditation no.: VIC/BDAV/19/1921
Certificate date: 15 Jun 2020
Dwelling Address:
40-76 WILLIAM STREET
LEICHHARDT, NSW
2040

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THERMAL COMFORT SPECIFICATIONS - new buildings		THERMAL COMFORT SPECIFICATIONS - heritage buildings	
External Walls 1	FC or Steel cladding (+R2.5 added) incl. breezeways	External Walls 1	Double brick + (furring channel + R2.5 added insulation)
External Walls 2	Concrete walls (+ 2.5 added inside) for end walls	External Walls 2	FC walls + R2.5 added insulation) small walls onto balcs.
External Walls 3	Brick veneer (+R2.5 added) if same level as heritage	External Walls 3	Other walls for new upper levels (see "new building")
Internal Walls 1	Plasterboard on studs	Internal Walls 1	Plasterboard on studs
Walls next to neighbour	Hebel and plasterboard	Walls next to neighbour	Hebel and plasterboard
Walls next to encl. corridor	Hebel and plasterboard	Walls next to encl. corridor	Hebel and plasterboard
External Floors 1	Slab on ground or slab above car park + R2	External Floors 1	Slab on timber subfloor or slab above car park (both +R2)
External Floors 2	Small cantilevered slab (no insul.)	External Floors 2	R2 under B103 slab (other small cantilevers - no insul.)
Floor Finishes	Carpet - beds, tiles - wet areas, timber - other	Floor Finishes	Carpet - beds, tiles - wet areas, timber - other
Roofs	Light Colour - Concrete roof or Metal roof Saw-tooth	Roofs	Light Colour - Concrete roofs
Ext. Ceilings	Plasterboard + R3.5 - flat including under saw tooth	Ext. Ceilings	Plasterboard + R3.5
Int. Ceilings	Plasterboard and concrete floor above	Int. Ceilings	Timber soffit and concrete floor (PB soffit new levels)
Skylights	None	Skylights	None
Doors	Hollow-core internal/solid-core external	Doors	Hollow-core internal/solid-core external
Exhaust Fans	Dampers minimise infiltration (when fans are off)	Exhaust Fans	Dampers minimise infiltration (when fans are off)
Weather Stripping	Yes - all external doors and windows	Weather Stripping	Yes - all external doors and windows
Window Shading	Level 4 Building A - 300 sunhoods added to living/dining	Window openings	Openings as shown
Downlights affecting insulation	LED downlights (i.e. small or no holes in insulation)	Downlights affecting insulation	LED downlights (i.e. small or no holes in insulation)
1. Windows/glazed doors (all except below)	Aluminium frames and single glazed, clear	1. Windows/glazed doors (all except below)	Aluminium frames and single glazed, clear
Windows - U-value	≤ 6.7	Windows - U-value	≤ 6.7
Windows - SHGC	0.57 ±5% awning/bifold, 0.70 ±5% fixed/sliders	Windows - SHGC	0.57 ±5% awning/bifold, 0.70 ±5% fixed/sliders
2. Windows/glazed doors (TBC)	Aluminium frames and double-glazed clear	2. Windows/glazed doors (TBC)	Aluminium frames and double-glazed clear
Windows - U-value	≤ 3.1	Windows - U-value	≤ 3.1
Windows - SHGC	0.39 ±5% awning/bifold, 0.49 ±5% fixed/sliders	Windows - SHGC	0.39 ±5% awning/bifold, 0.49 ±5% fixed/sliders
Note:sawtooth roof has flat ceilings underneath		Note: windows into the lightwell in Building A are all 1500 high and awning windows	
Note: highlight windows in central Building C are 700 tall (high level) and slide 50% open		Note: open lobbies for some heritage lobbies (e.g. ground lobby corner building)	
Note: north windows facing heritage building are 1900 high, behind privacy screens		Note: open corridors for some heritage corridors (e.g. central corridor L1-4 facing north)	

ISSUE	DATE	DESCRIPTION
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P3	01.05.2020	PRELIMINARY FOR COORDINATION
P2	10.04.2020	PRELIMINARY FOR COORDINATION
P1	20.03.2020	EXISTING BUILDING OVERLAY

N

CLIENT:
ANPRISA PTY LTD

No. 580 Parramatta Road Petersham NSW 2049
P: (02) 9571 9999 F: (02) 9571 9900 E: info@ceerose.com.au

ARCHITECT:
PBD | ARCHITECTS
ABN 36 147 035 550
P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au
Level 2, 52 Albion Street, Surry Hills NSW 2010

PROJECT:
ADAPTIVE RE-USE RESIDENTIAL
40-76 WILLIAM STREET
LEICHHARDT NSW 2040

DATE (OCTOBER 2019)

DRAWING TITLE:
LEVEL ONE

SCALE: 1:200@A1 / 1:400@A3
PROJECT NO: 1939
DRAWING NO: DA101
ISSUE: P6

GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
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LEGEND:

AW	AWNING
HW	HIGHLIGHT WINDOW
CU	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
MV	MECHANICAL RISER TO FUTURE DETAIL
GC	GARBAGE CHUTE
MB	MAILBOX TO FUTURE DETAIL
PB	PLANTERBOX
R	240L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
WT	HOT WATER UNITS

5.9
Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au

Certificate no.:	0004928190
Assessor Name:	Martin Pinson
Accreditation no.:	VIC/BDAV/19/1921
Certificate date:	15 Jun 2020
Dwelling Address:	40-76 WILLIAM STREET LEICHHARDT, NSW 2040

www.nathers.gov.au

THERMAL COMFORT SPECIFICATIONS - new buildings		THERMAL COMFORT SPECIFICATIONS - heritage buildings	
External Walls 1	FC or Steel cladding (+R2.5 added) incl. breezeways	External Walls 1	Double brick + (furring channel + R2.5 added insulation)
External Walls 2	Concrete walls (+ 2.5 added inside) for end walls	External Walls 2	FC walls + R2.5 added insulation) small walls onto balcs.
External Walls 3	Brick veneer (+R2.5 added) if same level as heritage	External Walls 3	Other walls for new upper levels (see "new building")
Internal Walls 1	Plasterboard on studs	Internal Walls 1	Plasterboard on studs
Walls next to neighbour	Hebel and plasterboard	Walls next to neighbour	Hebel and plasterboard
Walls next to encl. corridor	Hebel and plasterboard	Walls next to encl. corridor	Hebel and plasterboard
External Floors 1	Slab on ground or slab above car park + R2	External Floors 1	Slab on timber subfloor or slab above car park (both +R2)
External Floors 2	Small cantilevered slab (no insul.)	External Floors 2	R2 under B103 slab (other small cantilevers - no insul.)
Floor Finishes	Carpet - beds, tiles - wet areas, timber - other	Floor Finishes	Carpet - beds, tiles - wet areas, timber - other
Roofs	Light Colour - Concrete roof or Metal roof Saw-tooth	Roofs	Light Colour - Concrete roofs
Ext. Ceilings	Plasterboard + R3.5 - flat including under saw tooth	Ext. Ceilings	Plasterboard + R3.5
Int. Ceilings	Plasterboard and concrete floor above	Int. Ceilings	Timber soffit and concrete floor (PB soffit new levels)
Skylights	None	Skylights	None
Doors	Hollow-core internal/solid-core external	Doors	Hollow-core internal/solid-core external
Exhaust Fans	Dampers minimise infiltration (when fans are off)	Exhaust Fans	Dampers minimise infiltration (when fans are off)
Weather Stripping	Yes - all external doors and windows	Weather Stripping	Yes - all external doors and windows
Window Shading	Level 4 Building A - 300 sunhoods added to living/dining	Window openings	Openings as shown
Downlights affecting insulation	LED downlights (i.e. small or no holes in insulation)	Downlights affecting insulation	LED downlights (i.e. small or no holes in insulation)
1. Windows/glazed doors (all except below)	Aluminium frames and single glazed, clear	1. Windows/glazed doors (all except below)	Aluminium frames and single glazed, clear
Windows - U-value	≤ 6.7	Windows - U-value	≤ 6.7
Windows - SHGC	0.57 ±5% awning/bifold, 0.70 ±5% fixed/sliders	Windows - SHGC	0.57 ±5% awning/bifold, 0.70 ±5% fixed/sliders
2. Windows/glazed doors (TBC)	Aluminium frames and double-glazed clear	2. Windows/glazed doors (TBC)	Aluminium frames and double-glazed clear
Windows - U-value	≤ 3.1	Windows - U-value	≤ 3.1
Windows - SHGC	0.39 ±5% awning/bifold, 0.49 ±5% fixed/sliders	Windows - SHGC	0.39 ±5% awning/bifold, 0.49 ±5% fixed/sliders
Note:sawtooth roof has flat ceilings underneath		Note: windows into the lightwell in Building A are all 1500 high and awning windows	
Note: highlight windows in central Building C are 700 tall (high level) and slide 50% open		Note: open lobbies for some heritage lobbies (e.g. ground lobby corner building)	
Note: north windows facing heritage building are 1900 high, behind privacy screens		Note: open corridors for some heritage corridors (e.g. central corridor L1-4 facing north)	

ISSUE	DATE	DESCRIPTION
P6	01.06.2020	FINAL COORDINATION
P5	22.05.2020	FINAL COORDINATION
P4	08.05.2020	PRELIMINARY FOR COORDINATION
P3	01.05.2020	PRELIMINARY FOR COORDINATION
P2	10.04.2020	PRELIMINARY FOR COORDINATION
P1	20.03.2020	EXISTING BUILDING OVERLAY

CLIENT:
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ARCHITECT:
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ABN 36 147 035 550
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Level 2, 52 Albion Street, Surry Hills NSW 2010

PROJECT:
ADAPTIVE RE-USE RESIDENTIAL
40-76 WILLIAM STREET
LEICHHARDT NSW 2040

DATE (OCTOBER 2019)

DRAWING TITLE:
LEVEL TWO

SCALE:	DRAWING NO:	ISSUE:
1:200@A1 / 1:400@A3	DA102	P6

PROJECT NO:
1939

GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
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LEGEND:

AW	AWNING
HW	HIGHLIGHT WINDOW
CU	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
MV	MECHANICAL RISER TO FUTURE DETAIL
GC	GARBAGE CHUTE
MB	MAILBOX TO FUTURE DETAIL
PB	PLANTERBOX
R	240L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
WT	HOT WATER UNITS

5.9
Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au

Certificate no.:	0004928190
Assessor Name:	Martin Pinson
Accreditation no.:	VIC/BDAV/19/1921
Certificate date:	15 Jun 2020
Dwelling Address:	40-76 WILLIAM STREET LEICHHARDT, NSW 2040

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THERMAL COMFORT SPECIFICATIONS - new buildings		THERMAL COMFORT SPECIFICATIONS - heritage buildings	
External Walls 1	FC or Steel cladding (+R2.5 added) incl. breezeways	External Walls 1	Double brick + (furring channel + R2.5 added insulation)
External Walls 2	Concrete walls (+ 2.5 added inside) for end walls	External Walls 2	FC walls + R2.5 added insulation) small walls onto balcs.
External Walls 3	Brick veneer (+R2.5 added) if same level as heritage	External Walls 3	Other walls for new upper levels (see "new building")
Internal Walls 1	Plasterboard on studs	Internal Walls 1	Plasterboard on studs
Walls next to neighbour	Hebel and plasterboard	Walls next to neighbour	Hebel and plasterboard
Walls next to encl. corridor	Hebel and plasterboard	Walls next to encl. corridor	Hebel and plasterboard
External Floors 1	Slab on ground or slab above car park + R2	External Floors 1	Slab on timber subfloor or slab above car park (both +R2)
External Floors 2	Small cantilevered slab (no insul.)	External Floors 2	R2 under B103 slab (other small cantilevers - no insul.)
Floor Finishes	Carpet - beds, tiles - wet areas, timber - other	Floor Finishes	Carpet - beds, tiles - wet areas, timber - other
Roofs	Light Colour - Concrete roof or Metal roof Saw-tooth	Roofs	Light Colour - Concrete roofs
Ext. Ceilings	Plasterboard + R3.5 - flat including under saw tooth	Ext. Ceilings	Plasterboard + R3.5
Int. Ceilings	Plasterboard and concrete floor above	Int. Ceilings	Timber soffit and concrete floor (PB soffit new levels)
Skylights	None	Skylights	None
Doors	Hollow-core internal/solid-core external	Doors	Hollow-core internal/solid-core external
Exhaust Fans	Dampers minimise infiltration (when fans are off)	Exhaust Fans	Dampers minimise infiltration (when fans are off)
Weather Stripping	Yes - all external doors and windows	Weather Stripping	Yes - all external doors and windows
Window Shading	Level 4 Building A - 300 sunhoods added to living/dining	Window openings	Openings as shown
Downlights affecting insulation	LED downlights (i.e. small or no holes in insulation)	Downlights affecting insulation	LED downlights (i.e. small or no holes in insulation)
1. Windows/glazed doors (all except below)	Aluminium frames and single glazed, clear	1. Windows/glazed doors (all except below)	Aluminium frames and single glazed, clear
Windows - U-value	≤ 6.7	Windows - U-value	≤ 6.7
Windows - SHGC	0.57 ±5% awning/bifold, 0.70 ±5% fixed/sliders	Windows - SHGC	0.57 ±5% awning/bifold, 0.70 ±5% fixed/sliders
2. Windows/glazed doors (TBC)	Aluminium frames and double-glazed clear	2. Windows/glazed doors (TBC)	Aluminium frames and double-glazed clear
Windows - U-value	≤ 3.1	Windows - U-value	≤ 3.1
Windows - SHGC	0.39 ±5% awning/bifold, 0.49 ±5% fixed/sliders	Windows - SHGC	0.39 ±5% awning/bifold, 0.49 ±5% fixed/sliders
Note:sawtooth roof has flat ceilings underneath		Note: windows into the lightwell in Building A are all 1500 high and awning windows	
Note: highlight windows in central Building C are 700 tall (high level) and slide 50% open		Note: open lobbies for some heritage lobbies (e.g. ground lobby corner building)	
Note: north windows facing heritage building are 1900 high, behind privacy screens		Note: open corridors for some heritage corridors (e.g. central corridor L1-4 facing north)	

ISSUE	DATE	DESCRIPTION
P6	01.06.2020	FINAL COORDINATION
P5	22.05.2020	FINAL COORDINATION
P4	08.05.2020	PRELIMINARY FOR COORDINATION
P3	01.05.2020	PRELIMINARY FOR COORDINATION
P2	10.04.2020	PRELIMINARY FOR COORDINATION
P1	20.03.2020	EXISTING BUILDING OVERLAY

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ABN 36 147 035 550
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PROJECT:
ADAPTIVE RE-USE RESIDENTIAL
40-76 WILLIAM STREET
LEICHHARDT NSW 2040

DATE (OCTOBER 2019)

DRAWING TITLE:
LEVEL THREE

SCALE: 1:200@A1 / 1:400@A3
PROJECT NO: 1939
DRAWING NO: DA103
ISSUE: P6

GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
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LEGEND:

AW	AWNING
HW	HIGHLIGHT WINDOW
CU	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
MV	MECHANICAL RISER TO FUTURE DETAIL
GC	GARBAGE CHUTE
MB	MAILBOX TO FUTURE DETAIL
PB	PLANTERBOX
R	240L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
WT	HOT WATER UNITS

Certificate no.: 0004928190
Assessor Name: Martin Pinson
Accreditation no.: VIC/BDAV/19/1921
Certificate date: 15 Jun 2020
Dwelling Address: 40-76 WILLIAM STREET LEICHHARDT, NSW 2040

5.9 Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
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THERMAL COMFORT SPECIFICATIONS - new buildings		THERMAL COMFORT SPECIFICATIONS - heritage buildings	
External Walls 1	FC or Steel cladding (+R2.5 added) incl. breezeways	External Walls 1	Double brick + (furring channel + R2.5 added insulation)
External Walls 2	Concrete walls (+ 2.5 added inside) for end walls	External Walls 2	FC walls + R2.5 added insulation) small walls onto balcs.
External Walls 3	Brick veneer (+R2.5 added) if same level as heritage	External Walls 3	Other walls for new upper levels (see "new building")
Internal Walls 1	Plasterboard on studs	Internal Walls 1	Plasterboard on studs
Walls next to neighbour	Hebel and plasterboard	Walls next to neighbour	Hebel and plasterboard
Walls next to encl. corridor	Hebel and plasterboard	Walls next to encl. corridor	Hebel and plasterboard
External Floors 1	Slab on ground or slab above car park + R2	External Floors 1	Slab on timber subfloor or slab above car park (both +R2)
External Floors 2	Small cantilevered slab (no insul.)	External Floors 2	R2 under B103 slab (other small cantilevers - no insul.)
Floor Finishes	Carpet - beds, tiles - wet areas, timber - other	Floor Finishes	Carpet - beds, tiles - wet areas, timber - other
Roofs	Light Colour - Concrete roof or Metal roof Saw-tooth	Roofs	Light Colour - Concrete roofs
Ext. Ceilings	Plasterboard + R3.5 - flat including under saw tooth	Ext. Ceilings	Plasterboard + R3.5
Int. Ceilings	Plasterboard and concrete floor above	Int. Ceilings	Timber soffit and concrete floor (PB soffit new levels)
Skylights	None	Skylights	None
Doors	Hollow-core internal/solid-core external	Doors	Hollow-core internal/solid-core external
Exhaust Fans	Dampers minimise infiltration (when fans are off)	Exhaust Fans	Dampers minimise infiltration (when fans are off)
Weather Stripping	Yes - all external doors and windows	Weather Stripping	Yes - all external doors and windows
Window Shading	Level 4 Building A - 300 sunhoods added to living/dining	Window openings	Openings as shown
Downlights affecting insulation	LED downlights (i.e. small or no holes in insulation)	Downlights affecting insulation	LED downlights (i.e. small or no holes in insulation)
1. Windows/glazed doors (all except below)	Aluminium frames and single glazed, clear	1. Windows/glazed doors (all except below)	Aluminium frames and single glazed, clear
Windows - U-value	≤ 6.7	Windows - U-value	≤ 6.7
Windows - SHGC	0.57 ±5% awning/bifold, 0.70 ±5% fixed/sliders	Windows - SHGC	0.57 ±5% awning/bifold, 0.70 ±5% fixed/sliders
2. Windows/glazed doors (TBC)	Aluminium frames and double-glazed clear	2. Windows/glazed doors (TBC)	Aluminium frames and double-glazed clear
Windows - U-value	≤ 3.1	Windows - U-value	≤ 3.1
Windows - SHGC	0.39 ±5% awning/bifold, 0.49 ±5% fixed/sliders	Windows - SHGC	0.39 ±5% awning/bifold, 0.49 ±5% fixed/sliders
Note:sawtooth roof has flat ceilings underneath		Note: windows into the lightwell in Building A are all 1500 high and awning windows	
Note: highlight windows in central Building C are 700 tall (high level) and slide 50% open		Note: open lobbies for some heritage lobbies (e.g. ground lobby corner building)	
Note: north windows facing heritage building are 1900 high, behind privacy screens		Note: open corridors for some heritage corridors (e.g. central corridor L1-4 facing north)	

ISSUE	DATE	DESCRIPTION
P6	01.06.2020	FINAL COORDINATION
P5	22.05.2020	FINAL COORDINATION
P4	08.05.2020	PRELIMINARY FOR COORDINATION
P3	01.05.2020	PRELIMINARY FOR COORDINATION
P2	10.04.2020	PRELIMINARY FOR COORDINATION
P1	20.03.2020	EXISTING BUILDING OVERLAY

N

CLIENT:
ANPRISA PTY LTD

No. 580 Parramatta Road Petersham NSW 2049
P: (02) 9571 9999 F: (02) 9571 9900 E: info@ceerose.com.au

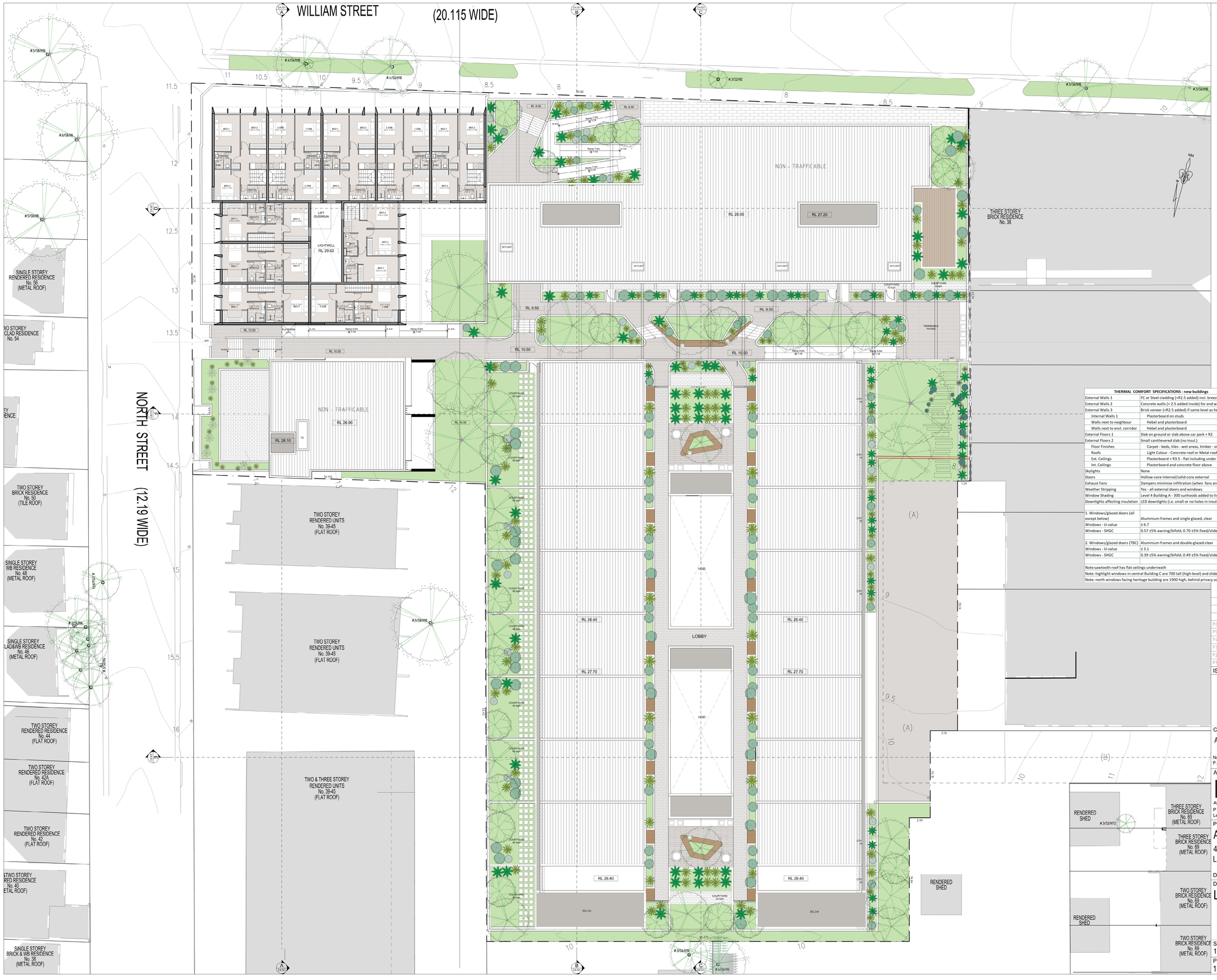
ARCHITECT:
PBD | ARCHITECTS
ABN 36 147 035 550
P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au
Level 2, 52 Albion Street, Surry Hills NSW 2010

PROJECT:
ADAPTIVE RE-USE RESIDENTIAL
40-76 WILLIAM STREET
LEICHHARDT NSW 2040

DATE (OCTOBER 2019)

DRAWING TITLE:
LEVEL FOUR

SCALE: 1:200@A1 / 1:400@A3
PROJECT NO: 1939
DRAWING NO: DA104
ISSUE: P6



GENERAL NOTES:

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LEGEND:

AW	AWNING
HW	HIGHLIGHT WINDOW
CU	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
MV	MECHANICAL RISER TO FUTURE DETAIL
GC	GARBAGE CHUTE
MB	MAILBOX TO FUTURE DETAIL
PB	PLANTERBOX
R	240L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
WT	HOT WATER UNITS

Certificate no.: 0004928190
Assessor Name: Martin Pinson
Accreditation no.: VIC/BDAV/19/1921
Certificate date: 15 Jun 2020
Dwelling Address: 40-76 WILLIAM STREET LEICHHARDT, NSW 2040

5.9 Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au

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THERMAL COMFORT SPECIFICATIONS - new buildings		THERMAL COMFORT SPECIFICATIONS - heritage buildings	
External Walls 1	FC or Steel cladding (+R2.5 added) incl. breezeways	External Walls 1	Double brick + (furring channel + R2.5 added insulation)
External Walls 2	Concrete walls (+ 2.5 added inside) for end walls	External Walls 2	FC walls + R2.5 added insulation) small walls onto balcs.
External Walls 3	Brick veneer (+R2.5 added) if same level as heritage	External Walls 3	Other walls for new upper levels (see "new building")
Internal Walls 1	Plasterboard on studs	Internal Walls 1	Plasterboard on studs
Walls next to neighbour	Hebel and plasterboard	Walls next to neighbour	Hebel and plasterboard
Walls next to encl. corridor	Hebel and plasterboard	Walls next to encl. corridor	Hebel and plasterboard
External Floors 1	Slab on ground or slab above car park + R2	External Floors 1	Slab on timber subfloor or slab above car park (both +R2)
External Floors 2	Small cantilevered slab (no insul.)	External Floors 2	R2 under B103 slab (other small cantilevers - no insul.)
Floor Finishes	Carpet - beds, tiles - wet areas, timber - other	Floor Finishes	Carpet - beds, tiles - wet areas, timber - other
Roofs	Light Colour - Concrete roof or Metal roof Saw-tooth	Roofs	Light Colour - Concrete roofs
Ext. Ceilings	Plasterboard + R3.5 - flat including under saw tooth	Ext. Ceilings	Plasterboard + R3.5
Int. Ceilings	Plasterboard and concrete floor above	Int. Ceilings	Timber soffit and concrete floor (PB soffit new levels)
Skylights	None	Skylights	None
Doors	Hollow-core internal/solid-core external	Doors	Hollow-core internal/solid-core external
Exhaust Fans	Dampers minimise infiltration (when fans are off)	Exhaust Fans	Dampers minimise infiltration (when fans are off)
Weather Stripping	Yes - all external doors and windows	Weather Stripping	Yes - all external doors and windows
Window Shading	Level 4 Building A - 300 sunhoods added to living/dining	Window openings	Openings as shown
Downlights affecting insulation	LED downlights (i.e. small or no holes in insulation)	Downlights affecting insulation	LED downlights (i.e. small or no holes in insulation)
1. Windows/glazed doors (all except below)	Aluminium frames and single glazed, clear	1. Windows/glazed doors (all except below)	Aluminium frames and single glazed, clear
Windows - U-value	≤ 6.7	Windows - U-value	≤ 6.7
Windows - SHGC	0.57 ±5% awning/bifold, 0.70 ±5% fixed/sliders	Windows - SHGC	0.57 ±5% awning/bifold, 0.70 ±5% fixed/sliders
2. Windows/glazed doors (TBC)	Aluminium frames and double-glazed clear	2. Windows/glazed doors (TBC)	Aluminium frames and double-glazed clear
Windows - U-value	≤ 3.1	Windows - U-value	≤ 3.1
Windows - SHGC	0.39 ±5% awning/bifold, 0.49 ±5% fixed/sliders	Windows - SHGC	0.39 ±5% awning/bifold, 0.49 ±5% fixed/sliders
Note:sawtooth roof has flat ceilings underneath		Note: windows into the lightwell in Building A are all 1500 high and awning windows	
Note: highlight windows in central Building C are 700 tall (high level) and slide 50% open		Note: open lobbies for some heritage lobbies (e.g. ground lobby corner building)	
Note: north windows facing heritage building are 1900 high, behind privacy screens		Note: open corridors for some heritage corridors (e.g. central corridor L1-4 facing north)	

ISSUE	DATE	DESCRIPTION
P6	01.06.2020	FINAL COORDINATION
P5	22.05.2020	FINAL COORDINATION
P4	08.05.2020	PRELIMINARY FOR COORDINATION
P3	01.05.2020	PRELIMINARY FOR COORDINATION
P2	10.04.2020	PRELIMINARY FOR COORDINATION
P1	20.03.2020	EXISTING BUILDING OVERLAY

CLIENT:
ANPRISA PTY LTD

No. 580 Parramatta Road Petersham NSW 2049
P: (02) 9571 9999 F: (02) 9571 9900 E. info@ceerose.com.au

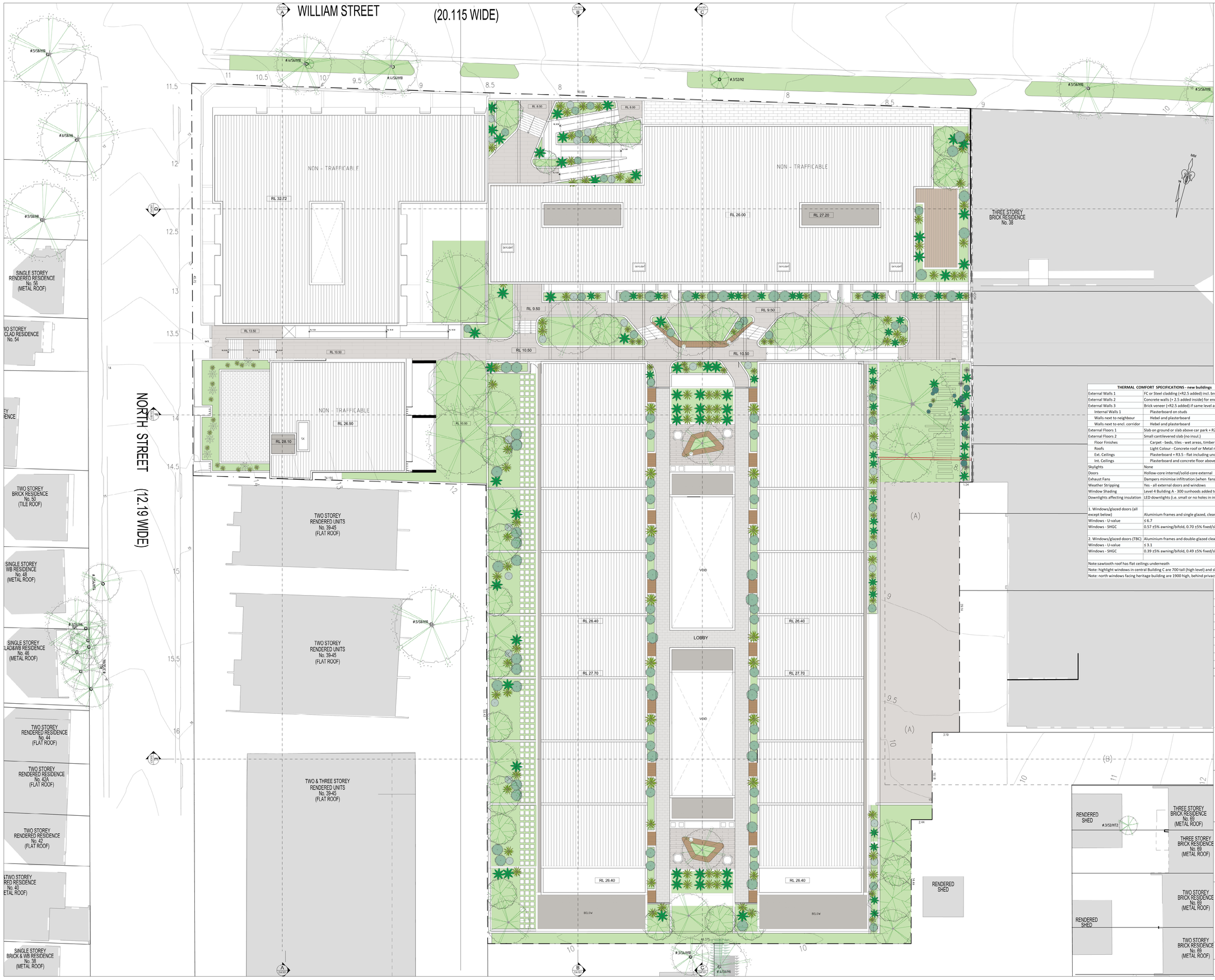
ARCHITECT:
PBD | ARCHITECTS
ABN 36 147 035 550
P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au
Level 2, 52 Albion Street, Surry Hills NSW 2010

PROJECT:
ADAPTIVE RE-USE RESIDENTIAL
40-76 WILLIAM STREET
LEICHHARDT NSW 2040

DATE (OCTOBER 2019)

DRAWING TITLE:
LEVEL FIVE

SCALE: 1:200@A1 / 1:400@A3
PROJECT NO: 1939
DRAWING NO: DA105
ISSUE: P6



GENERAL NOTES:

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LEGEND:

AW	AWNING
HW	HIGHLIGHT WINDOW
CU	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
MV	MECHANICAL RISER TO FUTURE DETAIL
GC	GARBAGE CHUTE
MB	MAILBOX TO FUTURE DETAIL
PB	PLANTERBOX
R	240L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
WT	HOT WATER UNITS

5.9
Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au

Certificate no.:	0004928190
Assessor Name:	Martin Pinson
Accreditation no.:	VIC/BDAV/19/1921
Certificate date:	15 Jun 2020
Dwelling Address:	40-76 WILLIAM STREET LEICHHARDT, NSW 2040

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THERMAL COMFORT SPECIFICATIONS - new buildings		THERMAL COMFORT SPECIFICATIONS - heritage buildings	
External Walls 1	FC or Steel cladding (+R2.5 added) incl. breezeways	External Walls 1	Double brick + (furring channel + R2.5 added insulation)
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Walls next to neighbour	Hebel and plasterboard	Walls next to neighbour	Hebel and plasterboard
Walls next to encl. corridor	Hebel and plasterboard	Walls next to encl. corridor	Hebel and plasterboard
External Floors 1	Slab on ground or slab above car park + R2	External Floors 1	Slab on timber subfloor or slab above car park (both +R2)
External Floors 2	Small cantilevered slab (no insul.)	External Floors 2	R2 under B103 slab (other small cantilevers - no insul.)
Floor Finishes	Carpet - beds, tiles - wet areas, timber - other	Floor Finishes	Carpet - beds, tiles - wet areas, timber - other
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Int. Ceilings	Plasterboard and concrete floor above	Int. Ceilings	Timber soffit and concrete floor (PB soffit new levels)
Skylights	None	Skylights	None
Doors	Hollow-core internal/solid-core external	Doors	Hollow-core internal/solid-core external
Exhaust Fans	Dampers minimise infiltration (when fans are off)	Exhaust Fans	Dampers minimise infiltration (when fans are off)
Weather Stripping	Yes - all external doors and windows	Weather Stripping	Yes - all external doors and windows
Window Shading	Level 4 Building A - 300 sunhoods added to living/dining	Window openings	Openings as shown
Downlights affecting insulation	LED downlights (i.e. small or no holes in insulation)	Downlights affecting insulation	LED downlights (i.e. small or no holes in insulation)
1. Windows/glazed doors (all except below)	Aluminium frames and single glazed, clear	1. Windows/glazed doors (all except below)	Aluminium frames and single glazed, clear
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Windows - U-value	≤ 3.1	Windows - U-value	≤ 3.1
Windows - SHGC	0.39 ±5% awning/bifold, 0.49 ±5% fixed/sliders	Windows - SHGC	0.39 ±5% awning/bifold, 0.49 ±5% fixed/sliders
Note:sawtooth roof has flat ceilings underneath		Note: windows into the lightwell in Building A are all 1500 high and awning windows	
Note: highlight windows in central Building C are 700 tall (high level) and slide 50% open		Note: open lobbies for some heritage lobbies (e.g. ground lobby corner building)	
Note: north windows facing heritage building are 1900 high, behind privacy screens		Note: open corridors for some heritage corridors (e.g. central corridor L1-4 facing north)	

ISSUE	DATE	DESCRIPTION
P4	01.06.2020	FINAL COORDINATION
P3	22.05.2020	FINAL COORDINATION
P2	08.05.2020	PRELIMINARY FOR COORDINATION
P1	01.05.2020	PRELIMINARY FOR COORDINATION

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No. 580 Parramatta Road Petersham NSW 2049
P: (02) 9571 9999 F: (02) 9571 9900 E. info@ceerose.com.au

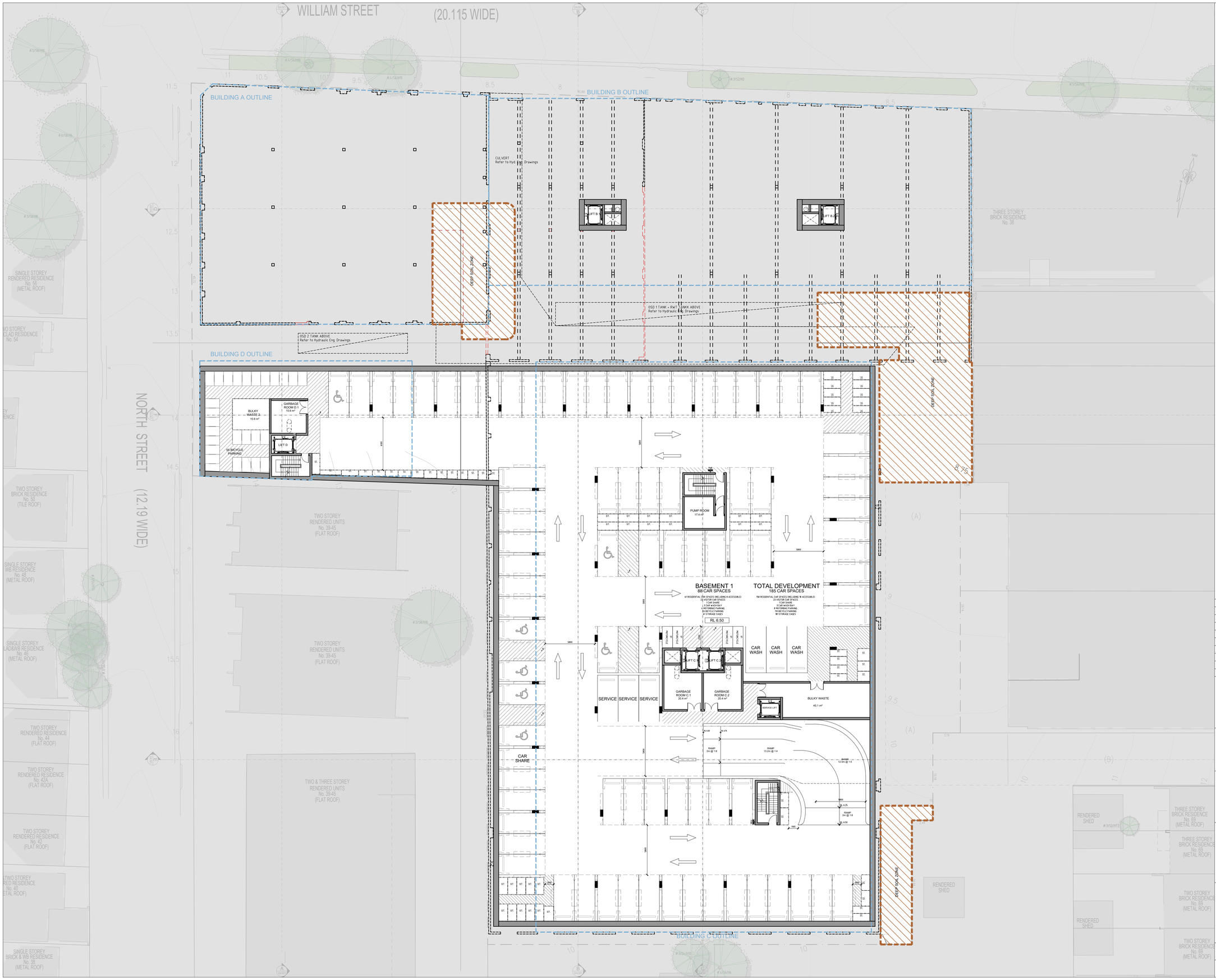
ARCHITECT:
PBD | ARCHITECTS
ABN 36 147 035 550
P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au
Level 2, 52 Albion Street, Surry Hills NSW 2010

PROJECT:
ADAPTIVE RE-USE RESIDENTIAL
40-76 WILLIAM STREET
LEICHHARDT NSW 2040

DATE (OCTOBER 2019)

DRAWING TITLE:
ROOF PLAN

SCALE: 1:200@A1 / 1:400@A3
PROJECT NO: 1939
DRAWING NO: DA106
ISSUE: P4



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LEGEND:

AW	AWNING
HW	HIGHLIGHT WINDOW
CU	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
MV	MECHANICAL RISER TO FUTURE DETAIL
GC	GARBAGE CHUTE
MB	MAILBOX TO FUTURE DETAIL
PB	PLANTERBOX
R	240L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
WT	HOT WATER UNITS

5.9
Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
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Certificate no.:	0004928190
Assessor Name:	Martin Pinson
Accreditation no.:	VIC/BDAV/19/1921
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Dwelling Address:	40-76 WILLIAM STREET LEICHHARDT, NSW 2040

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ISSUE	DATE	DESCRIPTION
P7	02.06.2020	FINAL COORDINATION
P6	01.06.2020	FINAL COORDINATION
P5	22.05.2020	FINAL COORDINATION
P4	08.05.2020	PRELIMINARY FOR COORDINATION
P3	01.05.2020	PRELIMINARY FOR COORDINATION
P2	10.04.2020	PRELIMINARY FOR COORDINATION
P1	17.05.2019	WORK IN PROGRESS

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ARCHITECT:
PBD | ARCHITECTS
ABN 36 147 035 550
P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au
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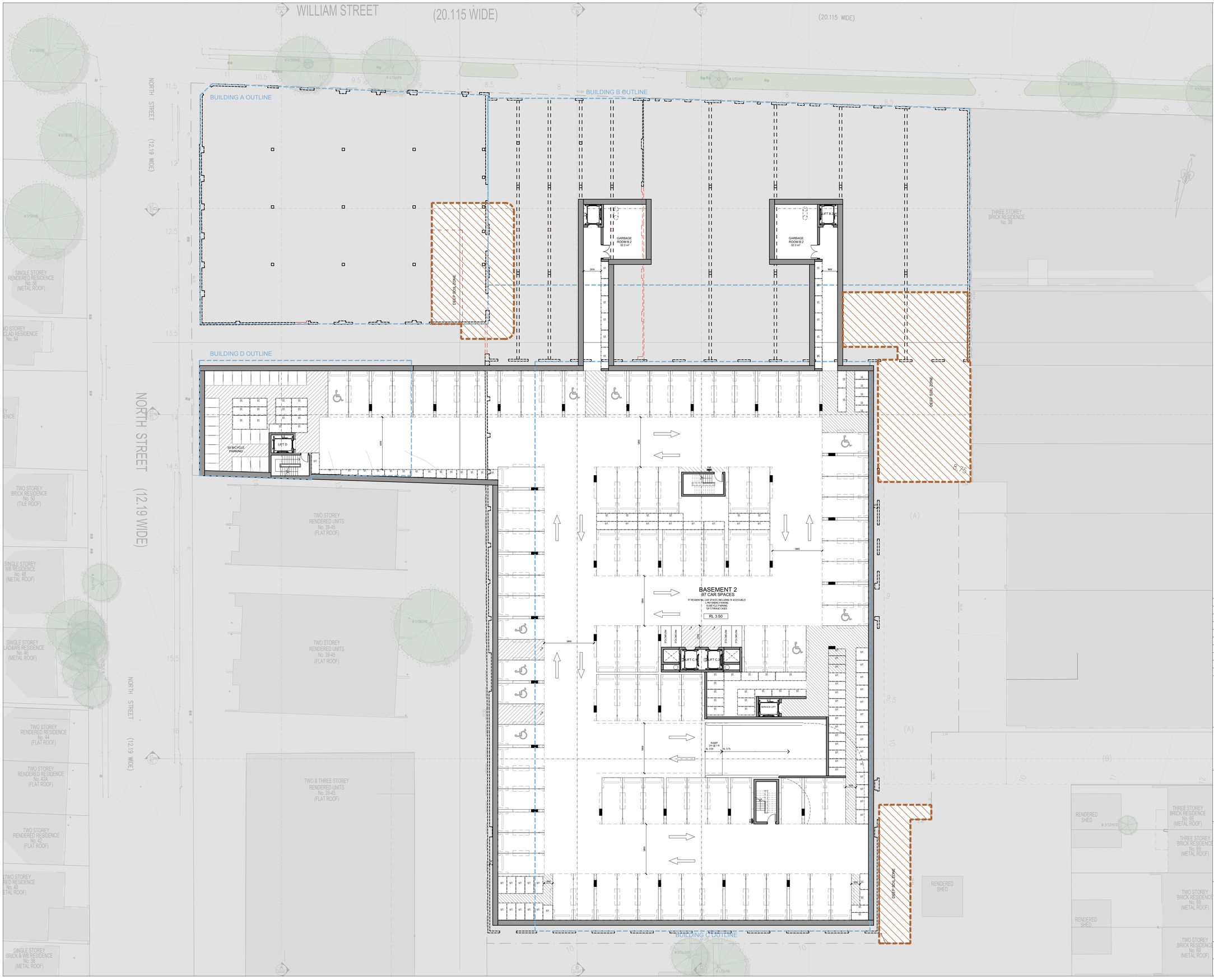
PROJECT:
ADAPTIVE RE-USE RESIDENTIAL
40-76 WILLIAM STREET
LEICHHARDT NSW 2040

DATE (OCTOBER 2019)

DRAWING TITLE:
BASEMENT 01

SCALE:	DRAWING NO:	ISSUE:
1:200@A1 / 1:400@A3	DA107	P6
PROJECT NO: 1939		



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LEGEND:

AW	AWNING
HW	HIGHLIGHT WINDOW
CU	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
MV	MECHANICAL RISER TO FUTURE DETAIL
GC	GARBAGE CHUTE
MB	MAILBOX TO FUTURE DETAIL
PB	PLANTERBOX
R	240L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
WT	HOT WATER UNITS

5.9 Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME www.nathers.gov.au

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ISSUE	DATE	DESCRIPTION
P6	01.06.2020	FINAL COORDINATION
P5	22.05.2020	FINAL COORDINATION
P4	08.05.2020	PRELIMINARY FOR COORDINATION
P3	01.05.2020	PRELIMINARY FOR COORDINATION
P2	10.04.2020	PRELIMINARY FOR COORDINATION
P1	17.05.2019	WORK IN PROGRESS

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ARCHITECT:
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PROJECT:
ADAPTIVE RE-USE RESIDENTIAL
40-76 WILLIAM STREET
LEICHHARDT NSW 2040

DATE (OCTOBER 2019)

DRAWING TITLE:
BASEMENT 02

SCALE: 1:200@A1 / 1:400@A3
DRAWING NO: DA108
ISSUE: P6
PROJECT NO: 1939